



OUR
WORKSPACES
INSPIRE
PRODUCTIVITY



STRATEGICALLY
LOCATED ON
SUKHUMVIT ROAD
WITH DIRECT
ACCESS TO NANA
BTS STATION

JLK TOWER IS A
WORKPLACE
DESIGNED FOR
INSPIRATION AND
SUCCESS

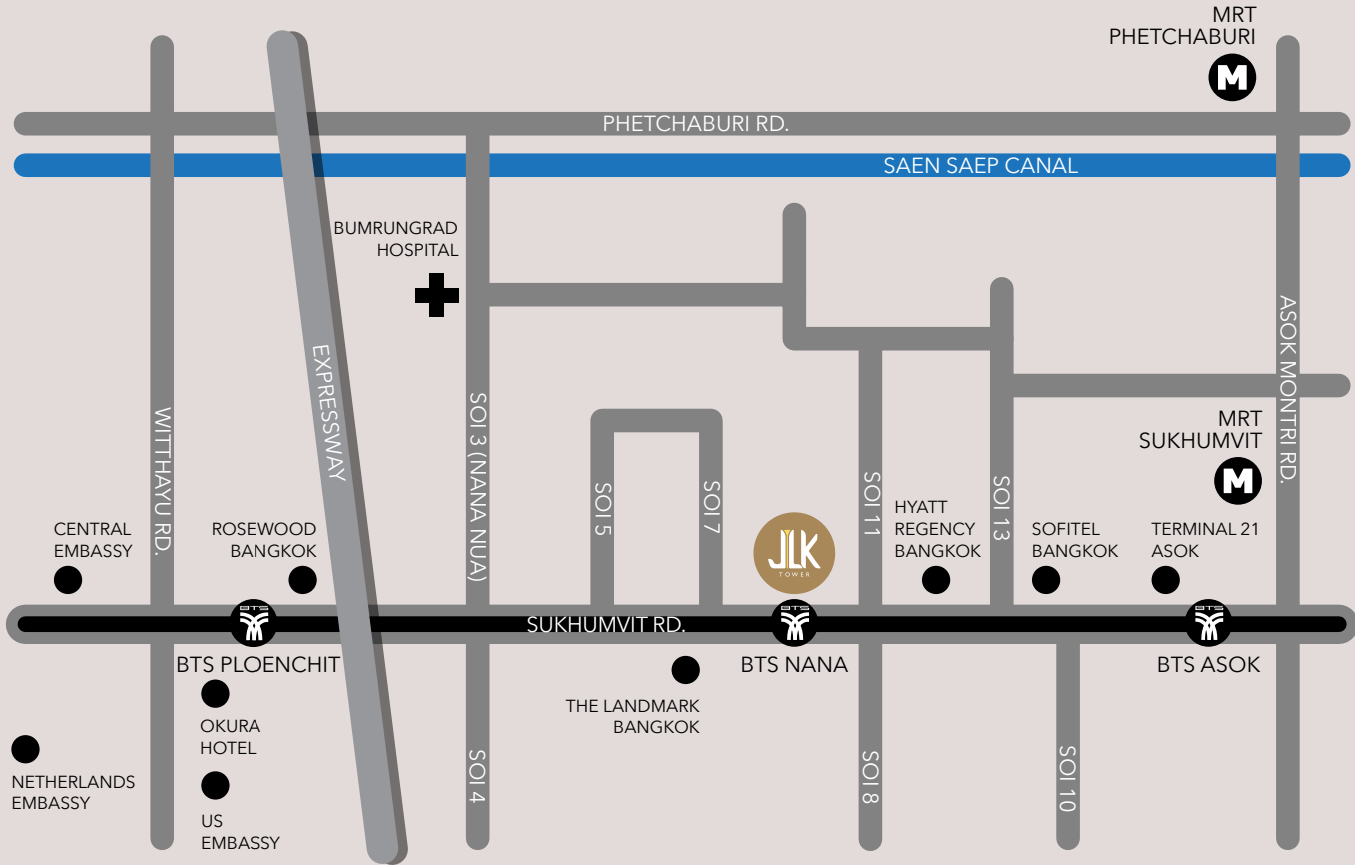


JLK TOWER...

AN INSPIRATION TO WORK AWAY FROM HOME

JLK Tower is a new premium Grade A office building, targeting LEED and WELL certification. Ideally located in Bangkok’s vibrant center JLK Tower offers 32,515 square meters of flexible workspaces perfect for today’s office needs and from 2,585 square meters of lifestyle space.

ACCESS MAP



PLACES NEARBY

Bumrungrad Hospital	11	5 min	Sofitel Bangkok	4	2 min
US Embassy	18	8 min	Hyatt Regency Bangkok	3	1 min
Netherlands Embassy	21	8 min	Central Embassy	12	8 min
Rosewood Bangkok	10	7 min	Terminal 21Asok	8	3 min



EVERYTHING...EVERYWHERE IN THE HEART OF THE CITY

JLK Tower is conveniently located, with direct access to the Nana BTS Skytrain station and one stop away from Sukhumvit MRT. We're adjacent to upscale hotels, restaurants, high rise condominiums, international hospital, luxury malls and embassies.

BANGKOK'S NEW PREMIUM OFFICE TOWER

DIRECT SKYTRAIN
ACCESS AT NANA

OFFICE AND
LIFESTYLE SPACE
FOR LEASE



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* APPLICATION UNDER PROCESS

SPECIFICATIONS

HIGH ZONE
L22- 32

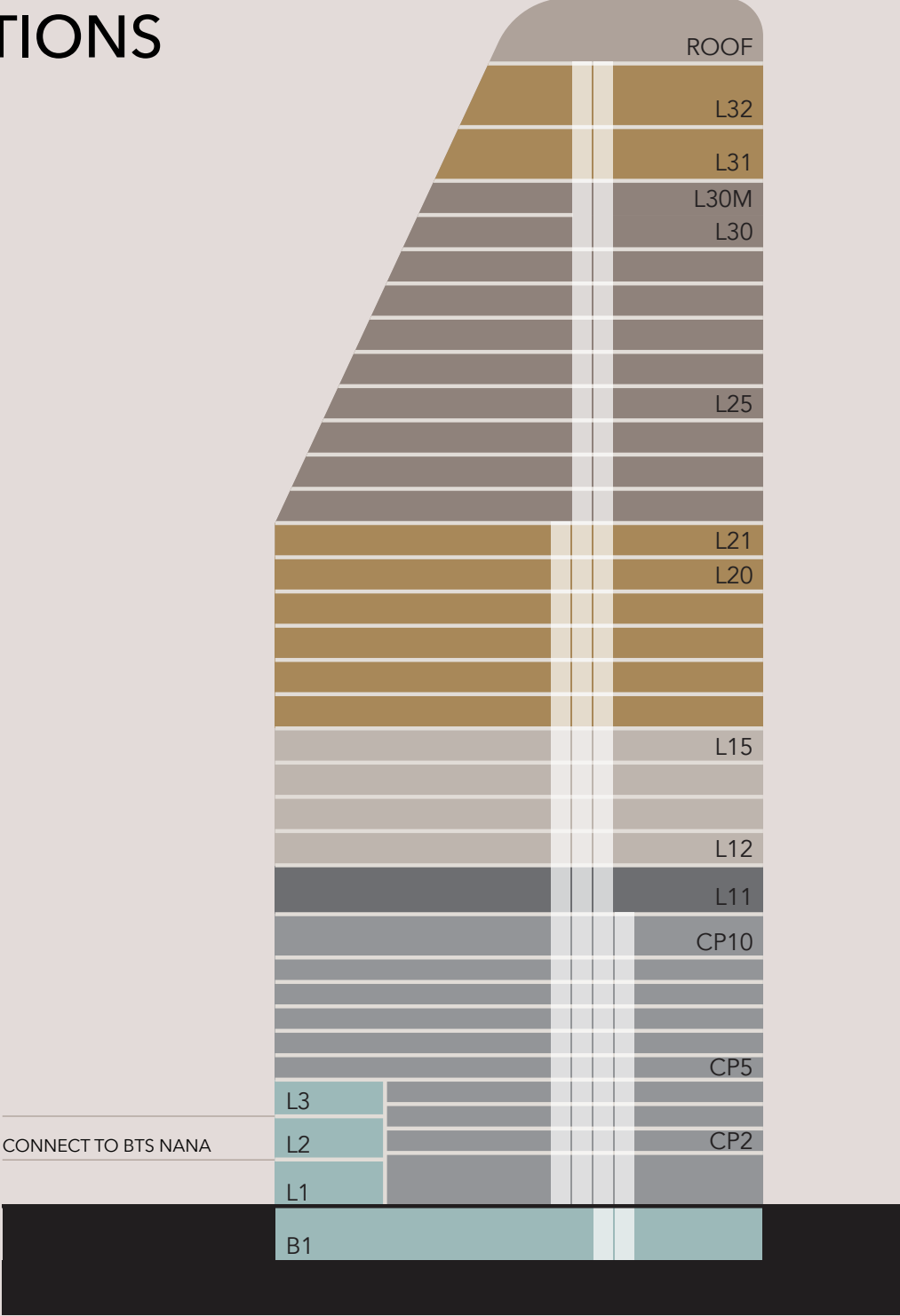
LOW ZONE
L12- 21

CAR PARK
CP2- 10

RETAIL
B1- L3

L16-21, L31-32
LEASED

L11 M&E



BUILDING
SPECIFICATION
DETAIL

G.F.A	57,792 sq.m.
NO. OF STOREYS	34 (150m Tall)
OFFICE FLOOR	Low Zone L12-21 High Zone L22-32
TOTAL LETTABLE AREA Approx.	35,100 sq.m.
PARKING SPACE	379 Spaces including 8 EV charging stations (Automated Car Parking System)
TYPICAL FLOOR PLATES	From 1,136 to 1,693 sq m
PASSENGER / SERVICE LIFTS	Low Zone 5 passengers lifts High Zone 6 passengers lifts 1 Service / Fireman lift and 2 car park lifts
AIR CONDITIONING	Central chilled water VAV system
FINISHED FLOOR TO CEILING HEIGHT	3.00 m.
FLOOR TO FLOOR HEIGHT	4.20 m.

A MODERN OFFICE ENVIRONMENT

JLK Tower's highly flexible design adapts to diverse company needs, with flexible and column free designs and facilities. The offices can accommodate small businesses to large corporations, and can run twenty-four hours a day, seven days a week as needed. Our retail outlets cater to both tenants and the local community. Other convenience features include:



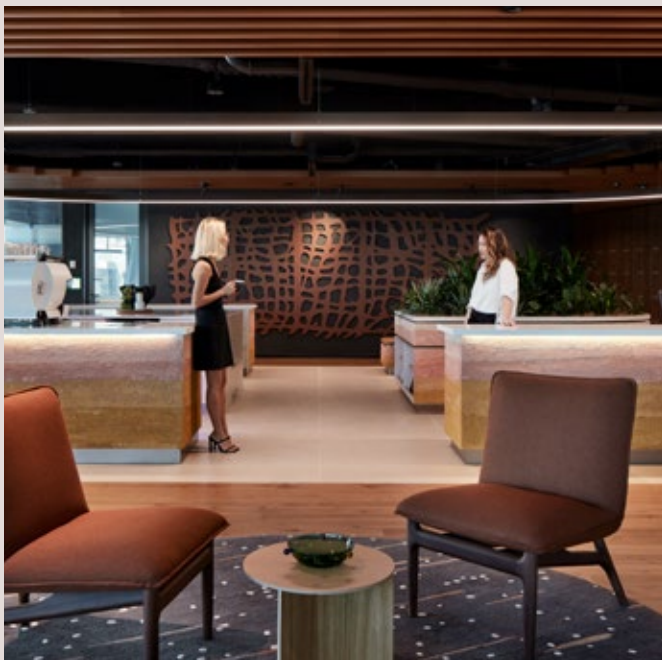
- Energy saving and sustainable design
- Eco-friendly community space
- Premium quality flexible co working space
- Suspended ceiling incorporating LED lighting
- Heat strengthened glass with sun shading devices
- 'Knockout panels' to create internal staircases
- Central chiller air conditioning system with VAV and 24 hours air-conditioning for server room
- Daylight energy saving light sensors
- Building Management System
- Destination control lifts
- Pantries on every floor
- Shower facilities
- Turnstile access
- Health and hygiene features
- Parking zone with EV charging spaces and features to safeguard drivers



PREMIUM LETTABLE AREAS THAT INSPIRE CREATIVITY



JLK Tower will provide enterprise grade co-working space offering an outstanding hospitality driven experience, intuitive technology and environments designed to your corporate needs, upheld by an emphasis on portfolio agility and enabling businesses to thrive. An array of amenities including:



- Concierge and arrival lounge
- Clubhouse
- Private Offices
- Hot desking - Open plan Co-working Space
- Flexible event space - multi-purpose event space
- A range different sized meeting rooms - Fully equipped meeting rooms
- Phone booths
- Relaxing Zones
- Focus Areas
- Communal Pantry - Communal Spaces



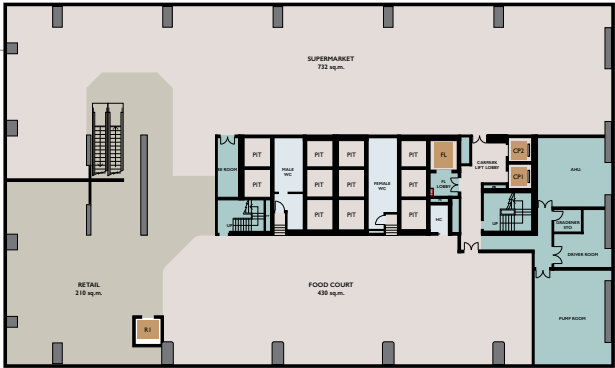
FLOOR PLANS

JLK Tower comprises four levels specifically designated for retail activities. Within this building, a range of amenities are provided to cater to the diverse needs of individuals. These amenities will include a convenience store, restaurants, coffee shops, and logistic services.

RETAIL

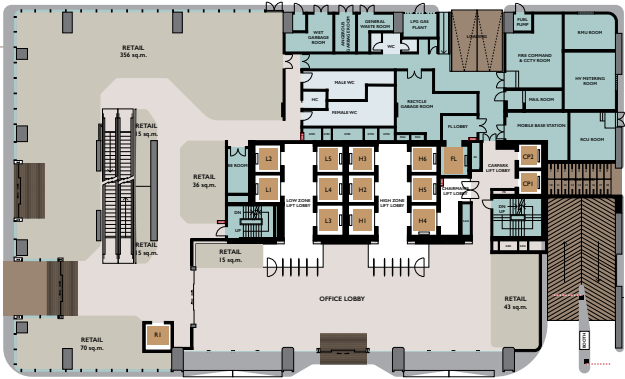
BASEMENT

Lettable Area
(Multi Tenant)
1,370 sq.m.



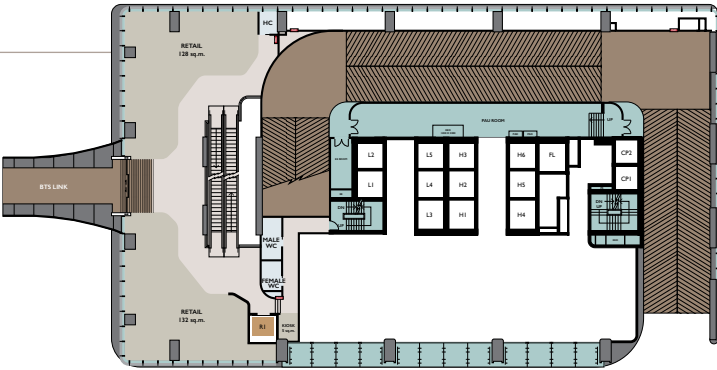
L1

Lettable Area
(Multi Tenant)
550 sq.m.



L2

Lettable Area
(Multi Tenant)
265 sq.m.



L3

Lettable Area
(Multi Tenant)
400 sq.m.



LOW ZONE

L12A - 21

Lettable Area
(Multi Tenant)
1,370 sq.m.



L12A - 21

Lettable Area
(Single Tenant)
1,693 sq.m.

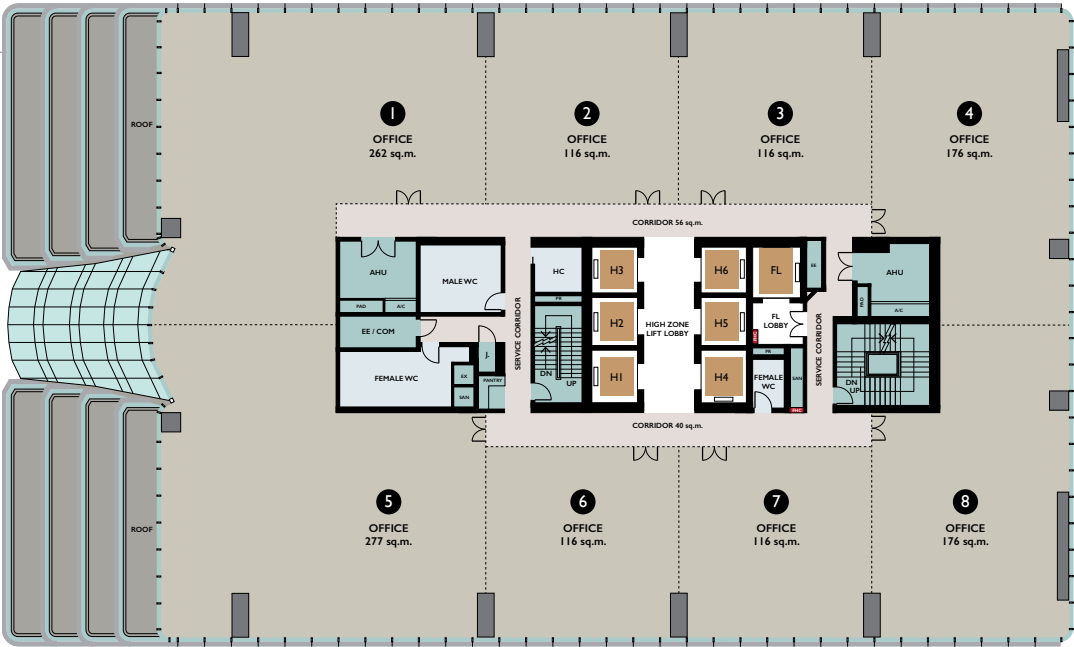


<div></div> Entrance	<div></div> Public Area	<div></div> Tower Area	<div></div> Tenant Area	<div></div> Column
<div></div> Elevator	<div></div> WC	<div></div> Service	<div></div> FHC	

HIGH ZONE

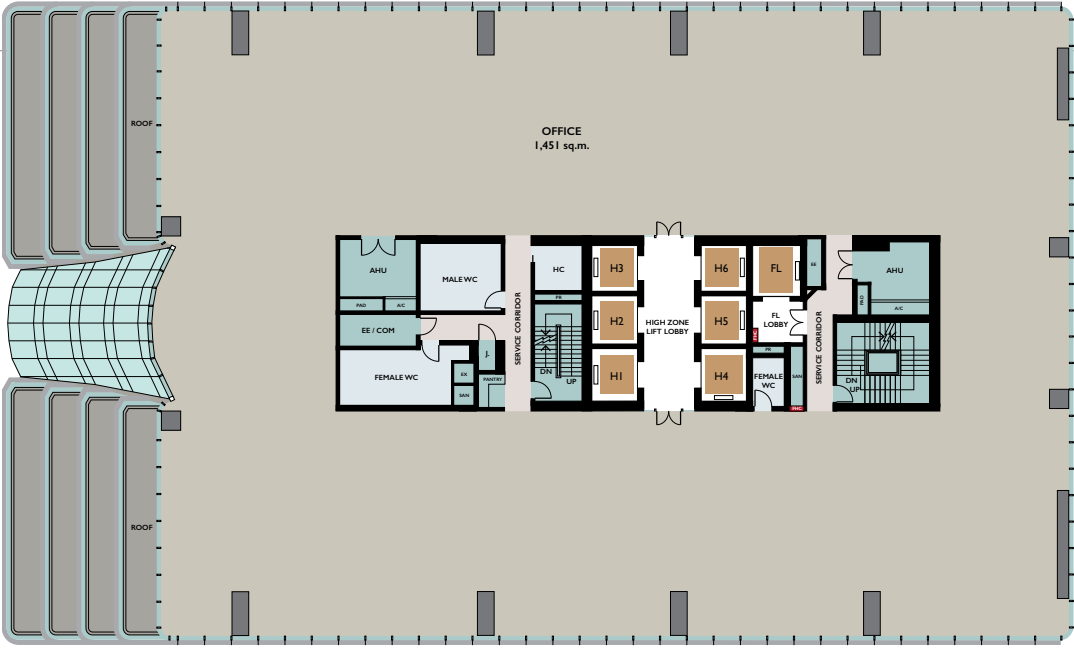
L26

Lettable Area
(Multi Tenant)
1,355 sq.m.



L26

Lettable Area
(Single Tenant)
1,451 sq.m.

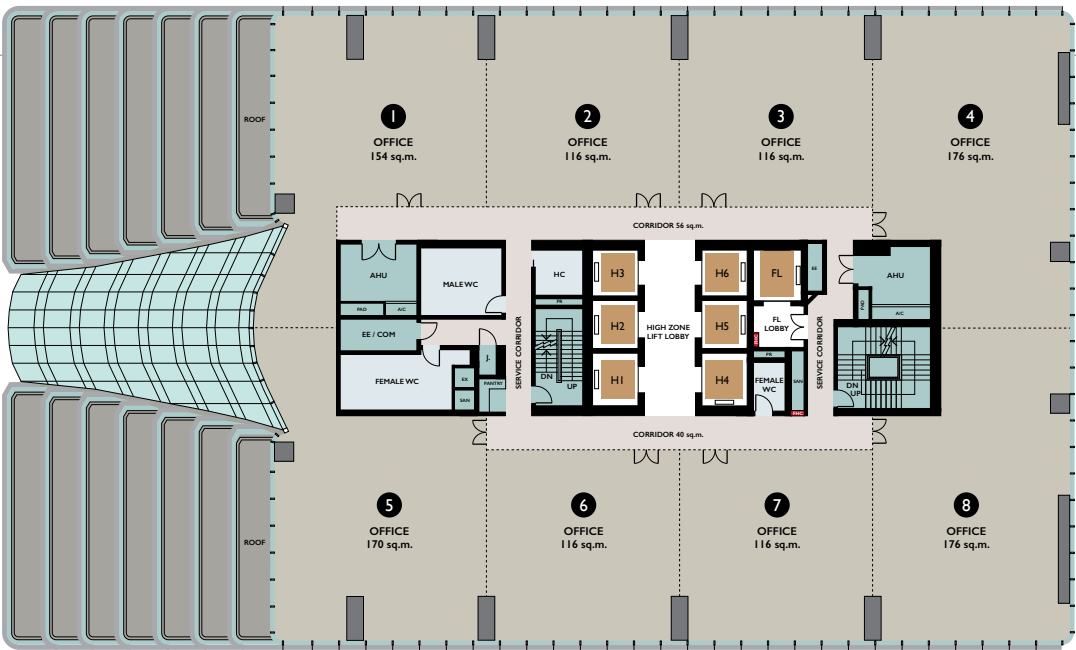


 Entrance	 Public Area	 Tower Area	 Tenant Area	 Column
 Elevator	 WC	 Service	 FHC	

HIGH ZONE

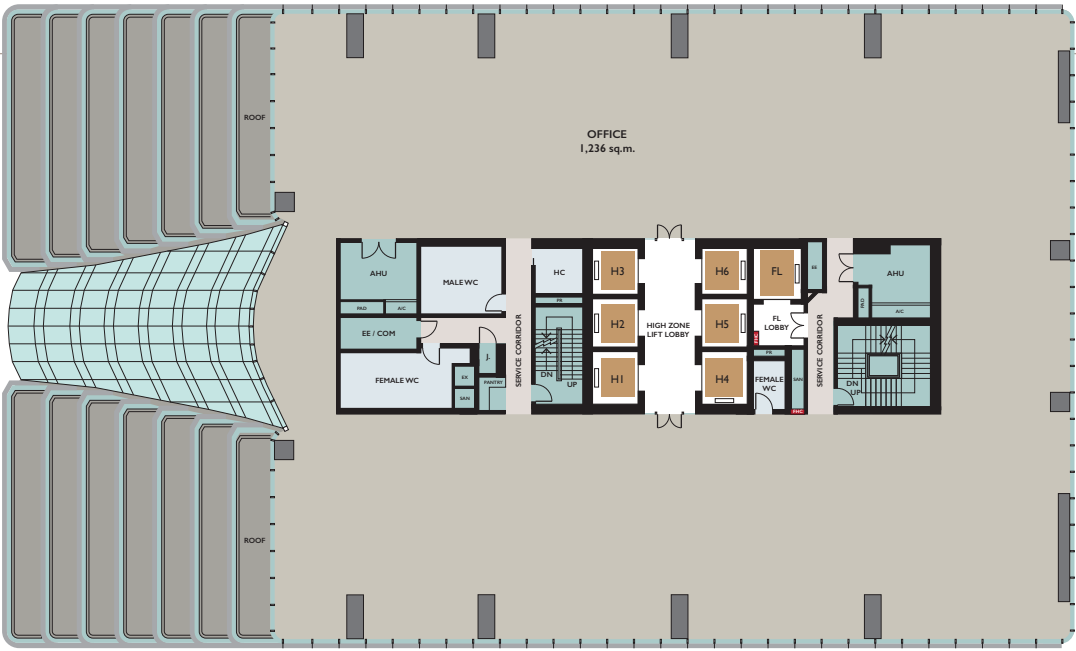
L29

Lettable Area
(Multi Tenant)
1,140 sq.m.



L29

Lettable Area
(Single Tenant)
1,236 sq.m.



<div></div> Entrance	<div></div> Public Area	<div></div> Tower Area	<div></div> Tenant Area	<div></div> Column
<div></div> Elevator	<div></div> WC	<div></div> Service	<div></div> FHC	

INCORPORATING THE LATEST TECHNOLOGIES

Fiber optic connectivity offers high speed Internet access throughout JLK Tower, with the ability to deploy in-building 5G services when available. Our flexible connectivity also allows for tenants’ specific mechanical, electrical, and plumbing requirements.



BREATHING EASY WITH SUPERIOR AIR QUALITY

JLK Tower’s PM 2.5 filtration systems are connected to all our communal areas and offices. We hold maintenance to a high standard, conducting regular inspection of air-ducts and the air filtration system. Additionally, we provide:

- Air pollution prevention at building entrances
- Building pressurization to prevent air pollutants
- A Dedicated Outdoor Air System (DOAS) for best air quality and thermal comfort
- Pesticide and herbicide prevention



SUPPORTING SUSTAINABILITY

Our sustainability credentials include:

- LEED Gold certification *
- WELL Gold certification *
- Waste management facilities that support recycling
- Laminated and insulated glass with low-e coating

★ APPLICATION UNDER PROCESS

PRIORITIZING CONVENIENCE

Convenience is a key element in a productive and motivating workplace. Four floors within JLK Tower provide both lift and escalator access to community spaces with extra seating and workspaces for both tenants and shoppers. Our lifestyle and entertainment ambience is ideal for convenience stores, dining, coffeeshops, and health and fitness facilities catering to office workers and the surrounding community. JLK Tower also features:

- Extensive residential accommodations and hotels within a 500-meter radius
- Close expressway access
- Dedicated motorbike parking, making deliveries easy and convenient
- Direct covered walkway access to Nana BTS station



ATTENDING TO SECURITY

JLK Tower implements security systems so that every tenant and visitor is assured that their safety and wellbeing is well guarded. JLK Tower’s security features include:

- Ultramodern office security systems
- CCTV monitoring
- 24-hour security guards
- Car park and visitor management systems



JLK TOWER ELEVATES THE WORK AND LIFESTYLE EXPERIENCE TO A UNIQUE LEVEL WHERE EVERY DETAIL IS A MASTERPIECE OF DESIGN

PROJECT PROFESSIONAL DEVELOPMENT TEAM

 PALMER & TURNER International Architectural & Engineering Practice	 THAI KAJIMA Construction & Architecture Service Provider	 THE BEAUMONT PARTNERSHIP Architecture - Interiors - Landscape	 PROJECTSASIA Project Management
 MEINHARDT Engineering Consultants - LEED & WELL	 SHRIMP ASIA Strategic Marketing Planning - Branding - Signage	 QUANTUM PPP Construction Claims Consultant	 BE LIT Illumination Consultant

FOR MORE DETAILS &
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